

ADOPTED

7/27/89

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF JAMES AND MARGARET WICKER
AS REDEVELOPER, AND APPROVAL OF FINAL WORKING
DRAWINGS AND SPECIFICATIONS FOR PROPOSED
DISPOSITION PARCEL R-12-B-1 IN THE CHARLESTOWN
URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, JAMES AND MARGARET WICKER has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-12-B-1 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That JAMES AND MARGARET WICKER be and hereby are Finally Designated as Redeveloper of Parcel R-12-B-1 in the Charlestown Urban Renewal Area.
2. That it is hereby determined that JAMES AND MARGARET WICKER possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by JAMES AND MARGARET WICKER for the development of Parcel R-12-B-1 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-12-B-1 to JAMES AND MARGARET WICKER, said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposition transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, included information with respect to the "Redeveloper's Statement for Public Disclosure (Federal Form H-6004).



DISPOSITION PARCEL
R-12-B (326 MEDFORD ST)
(1,765 SQUARE FEET)

SOMERVILLE

CAMBRIDGE

LITTLE MERMAID CHANNEL

CHELSEA

BOSTON REDEVELOPMENT AUTHORITY

PARCEL R-12D

Area = 2854 Sq. Ft.

Street Line

N 28° 29' 09" E

(PUBLIC 39.25' WIDTH) COOK ST.

Street Line

200'

N 28° 29' 09" E

6726'

E 77° 56' 00" S

V 50.37'

508'

207'

MEDFORD ST.

PRE-DESIGNATION CONDITIONS

94.65

S 60° 42' 00" E

3 = 38

Δ = 89° 20' 00"
R = 600'
T = 543'
L = 933'

5025

EXISTING BRA PARCEL

R-12-B (1,765 sf)

EXISTING

EATHERTON LOT
(1,428 sf)

EXISTING WICKER RESIDENCE
(43 COOK STREET)

Fence On Line

46.03'

S 62° 37' 09" E
50.01'

EXISTING EATHERTON RESIDENCE
(47 COOK STREET)

84.03' John J. Regan

84.04'

84.087'

84.588'

Arthur McLaughlin

50.00'

S 61° 25' 28" E

S 61° 25' 28" E

50.00'

N 26° 29' 09" E
57.60' 57.60' 57.60'

Fence

Hold Fence

Fence

Frederick C. Prince
Barbara Prince

BOSTON REDEVELOPMENT AUTHORITY

R-12A

ALLSTON ST.

N 28° 39' 06" E

THORITY

BOSTON REDEVELOPMENT AUTHORITY

PARCEL R-12D

Area = 2854 Sq. Ft.

Street Line

(PUBLIC 39.25' WIDTH) COOK ST.

Street Line

200' Survey Line

200'

N 28° 29' 09" E

6726'

V50.70
E 77.756

207'

2085

POST DESIGNATION CONDITIONS

MEDFORD ST.

A = 89° 20' 12"
E = 60° 00'
T = 593'
L = 936'

50.25

Survey Line

298'

94.65

S 60° 45' 00" E

32.38

Street Line

320 499'

PARCEL
R-12-B-1
(964 sf)
(WICKER)

PARCEL
R-12-B-2
(801 sf)
(EATHERTON)

REMAINING
EATHERTON
(1,428 sf)

WICKER
RESIDENCE

Fence On Line

EATHERTON
RESIDENCE

John J. Regan

Arthur McLaughlin

Francesca Fratalia
Gloria Fratalia

Frederick C Prince
Barbara Prince

BOSTON REDEVELOPMENT
AUTHORITY
R-12A

ALLSTON ST.

THORITY

PART I

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: JAMES D. & MARGARET M. WICKER
b. Address and ZIP Code of Redeveloper: 43 COOK STREET
CHARLESTOWN, MA. 02134
c. IRS Number of Redeveloper: SSAN# 026-28-1520 (MARGARET)
245-46-4557 (JAMES)
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY
(Name of Local Public Agency)

in CHARLESTOWN URBAN RENEWAL PLAN (MA PROJ. R-55)
(Name of Urban Renewal or Redevelopment Project Area)

in the City of CHARLESTOWN, State of MASSACHUSETTS
is described as follows²

DISPOSITION PARCEL R-12B-1
(964 SQUARE FEET)
326 MILDFORD STREET)

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper is indicated below and is organized or operating under the laws of _____

- ☐ A corporation.
☐ A nonprofit or charitable institution or corporation.
☐ A partnership known as
☐ A business association or a joint venture known as
☐ A Federal, State, or local government or instrumentality thereof.
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of
N/A

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are
N/A
follows

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page and be under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. Use of metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder own more than 10% of any class of stock¹ N/A
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body. N/A
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and each partner's percent of interest or a description of the character and extent of interest. N/A
- d. If the Redeveloper is a business association or a joint venture, each participant and either the participant's percent of interest or a description of the character and extent of interest. N/A
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each member's percent of interest or a description of the character and extent of interest. N/A

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (If any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 and who gives such person or entity more than a computed 10% interest in the Redeveloper (for example, in 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 5% stock in a corporation which holds 20% of the stock of the Redeveloper).

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed in Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehab in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, or state under this Item 5. In such case, the information referred to in (a) and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

N/A

- a. Total cost of any residential redevelopment. 3
- b. Cost per dwelling unit of any residential redevelopment. 3
- c. Total cost of any residential rehabilitation 3
- d. Cost per dwelling unit of any residential rehabilitation 3

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rental.

TYPE AND SIZE OF DWELLING UNIT	ESTIMATE OF AVERAGE	ESTIMATE OF AVERAGE
	MONTHLY RENTAL	SALE PRICE

N/A

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rental.

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices.

N/A

CERTIFICATION

I (We)

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 7/25/88

Dated: 7/25/88

Margaret M. Wicker
Signature

James D. Wicker
Signature

Title

Title

43 Cook Street, Charlestown, MA 02129 43 Cook Street, Charlestown, MA
Address and ZIP Code Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one or more; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this act.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or not more than five years, or both, for knowingly and willfully making or using any (false writing or document) the same to contain any false, fictitious or fraudulent statements or entry in a matter within the jurisdiction of any of the United States.

PART II

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development.
Transmit to HUD Unless Requested or Item 3b is Answered "Yes.")

1. a. Name of Redeveloper: JAMES D. & MARGARET M. WICKER
- b. Address and ZIP Code of Redeveloper: 43 COOK Street, CHARLESTOWN, MA 02129
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

is CHARLESTOWN URBAN RENEWAL PLAN (MA PROJ R-
(Name of Urban Renewal or Redevelopment Project Area)

in the City of CHARLESTOWN, State of MASSACHUSETTS
is described as follows:

DISPOSITION PARCEL R-12B-2
45 COOK STREET, CHARLESTOWN, MA

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any of its subsidiaries?
☐ YES ☒ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

N/A

4. a. The financial condition of the Redeveloper, as of 7/25/88, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards based on a proper audit. If the date of the certified financial statement precedes the date of this mission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

N/A

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land.

N/A

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed work

a. In bank:

NAME, ADDRESS, AND ZIP CODE OF BANK

NEWORLD BANK
BOSTON, MA. 02110

AMOUNT
\$4,400

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF LOANER

N/A

AMOUNT
\$

c. By sale of readily salable assets:

DESCRIPTION

Home Mortgage

MARKET VALUE
\$120,000

MORTGAGES OR LIES
\$79,000

7. Names and addresses of bank references:

(Home Mortgage) BOSTON FEDERAL SAVINGS, P.O. Box 399 LEXINGTON, MA.
NEWORLD BANK, BOSTON, MA 02110 - (SAVINGS)
SHAWMUT BANK, BOSTON, MA 02211 (CHECKING)

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation, Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal member holders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 Redeveloper's Statements for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

N/A

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work: *NO*

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended. If the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a site officer, director or trustee, or partner of such a redeveloper: *NO*

N/A

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper participates in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

N/A

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder refused to enter into a contract after an award has been made, or failed to complete a construction development contract? ☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during three years: \$ _____

General description of such work:

N/A

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE
COMPLETED

\$

N/A

a. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OF

N/A

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the past experience of the contractor:

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated, any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statements referred to in Item 4a) are attached hereto and hereby made a part hereof as follows.

CERTIFICATION

I (We): JAMES D. & MARGARET M. WICKER

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and to the best of my (our) knowledge and belief.²

Dated: 7/25/88

Margaret M. Wicker
Signature

Dated: 7/25/88

James D. Wicker
Signature

Title

43 Cook Street CHARLESTOWN MA.

Address and ZIP Code

02129

Title

43 Cook ST CHARLESTOWN MA 021

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation or individual, by each individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or term of not more than five years, or both, for knowingly and willfully making or using any false writing or document, the same to contain any false, fictitious or fraudulent statements or entry in a matter within the jurisdiction of any De

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J OF CHAPTER 2 OF THE GENERAL LAWS

§ 40J. Disclosure statements of persons having beneficial interest in real property.

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The deputy commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The deputy commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

Added by St.1980, c. 579, § 12.

1980 Enactment. St.1980, c. 579, § 12, was approved July 16, 1980, and by § 66 made effective July 1, 1981.

See, also, note under § 39A of this chapter.

Library References

Scans 49.

C.J.S. §§ 145, 149, 150.

(5) The undersigned also acknowledges and states that none of the above listed as valuable is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury

Signed: *[Signature]*

Date: *[Signature]*

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST
REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

- (1) Location: DISPOSITION PARCEL R-12A Charlestown
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: JAMES D. + MARGARET M. WICKER
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the above listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 of the General Laws (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

JAMES D. WICKER 43 COOK ST. CHARLESTOWN, MA 021
MARGARET M. WICKER 43 COOK ST. CHARLESTOWN, MA 021

- (5) The undersigned also acknowledges and states that none of the above listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capitol Planning and Operations.

SIGNED under the penalties of perjury

Signed: James D. Wicker
Margaret M. Wicker

Date: 7/25/88

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for a project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

NO

2. Are any the principals employed by the City of Boston? If so, in what capacity (Please include name of agency or department and position held in that agency or department).

NO

3. Have any of the principals previously owned any real estate? If so, when and what type of property?

CURRENT
43 COOK ST. CHARLESTOWN, MA. 02129 - RESIDENTIAL

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

NO

5. Have any of the principals ever been convicted of any arson related crime currently under indictment for any such crimes?

NO

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three years?

NO

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS

25th Day of July, 1988

SIGNATURE:

Margaret M. Wickham & James D. Wickham

ADDRESS:

43 COOK STREET, CHARLESTOWN, MA. 02129

MEMORANDUM

July 27, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JOHN LEIGH, ASSISTANT DIRECTOR
ROBERT W. RUSH, DEPUTY DIRECTOR
LAWRENCE BROPHY, SENIOR PLANNER
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA, MASS PROJECT R-55
FINAL DESIGNATION OF REDEVELOPER OF PARCEL R-12-B-1
326 MEDFORD STREET, CHARLESTOWN

SUMMARY: THIS MEMORANDUM REQUESTS FINAL DESIGNATION OF JAMES AND MARGARET WICKER OF 43 COOK STREET, CHARLESTOWN TO DEVELOP A 964 SQUARE FOOT PARCEL TO BE USED AS PARKING AND YARD AREA.

On October 26, 1988 the Boston Redevelopment Authority Tentatively Designated James and Margaret Wicker as Redeveloper of the northwesterly portion of Parcel R-12-B located at Cook and Medford Streets in Charlestown. The parcel was designated as Parcel R-12-B-1 and consists of 964 square feet directly abutting the Wicker residence. The parcel will be used to increase the yard area and provide parking for the Wickers.

James and Margaret Wicker are the only direct abutters to this parcel. Therefore, this designation is consistent with the Authority's policy of disposition of sliver parcels to direct abutters.

It is therefore recommended that James and Margaret Wicker be granted Final Designation as Redeveloper of Parcel R-12-B-1 in the Charlestown Urban Renewal Area, consisting of 964 square feet for the purpose of creating yard space and a parking area.

An appropriate resolution follows:

021/LB